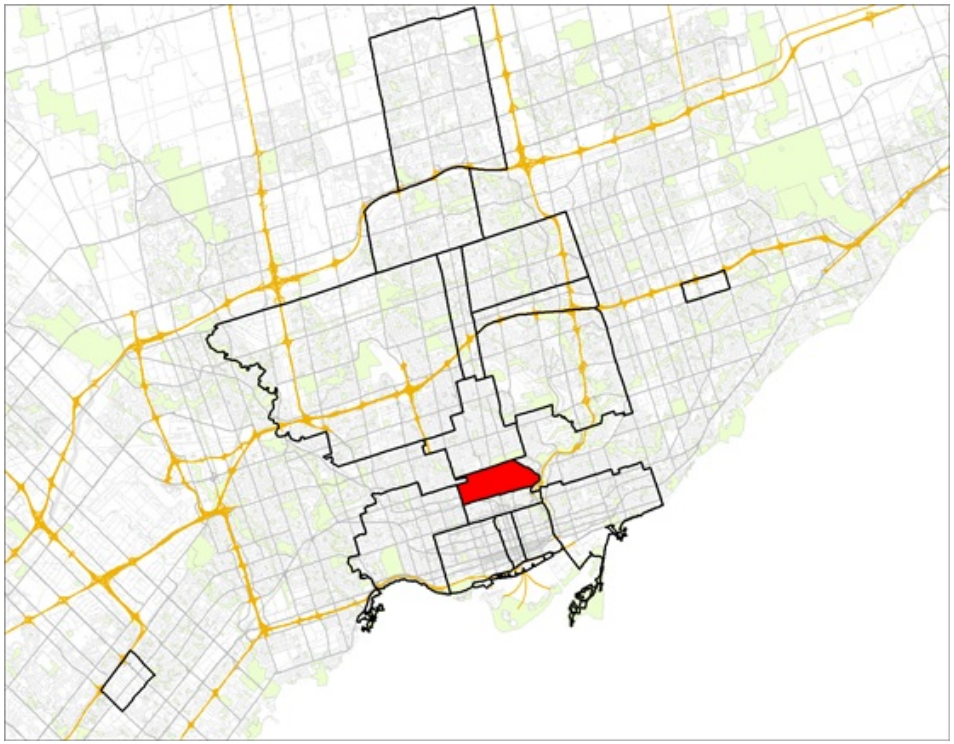
Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report

Data as of January 2022

Altus Group

Bloor - Yorkville Submarket Report - January 2022



Bloor - Yorkville		GTA
Distinct count of Site Name	18	341
No. of Units	5,255	89,623
Total Sales	4,884	81,290
Act Inv	371	8,333
Avg. $/sf	$2,399	$1,363
Avg. Project $/SF	$2,087	$1,182
Avg. SF	1,453	961
Avg. $	$3,484,803	$1,309,467
No Measure Value	30	2,274

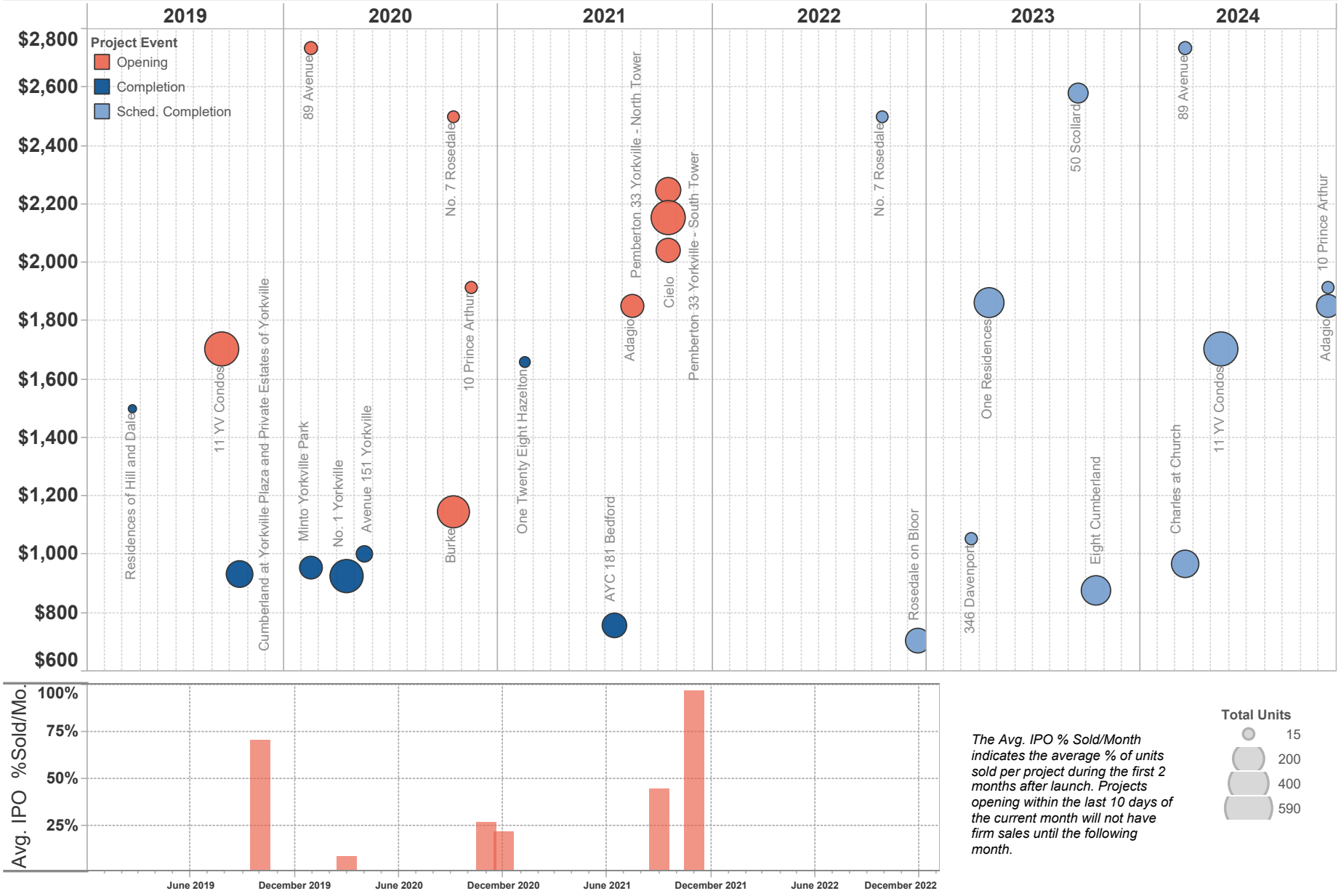
Development Applications

Bloor - Yorkville		City of Toronto
Count of Address	34	631
Total Units	23,683	636,062
Min. Density	0.6	0.0
Max. Density	61.7	620.0
Avg. Density	12.8	7.9

Submarket - Months of Inventory *(calculated using current rem. inv. and last 12 month sales)*

Bloor - Yorkville Submarket Report - January 2022

Recent Project Openings, Completions & Scheduled Completions



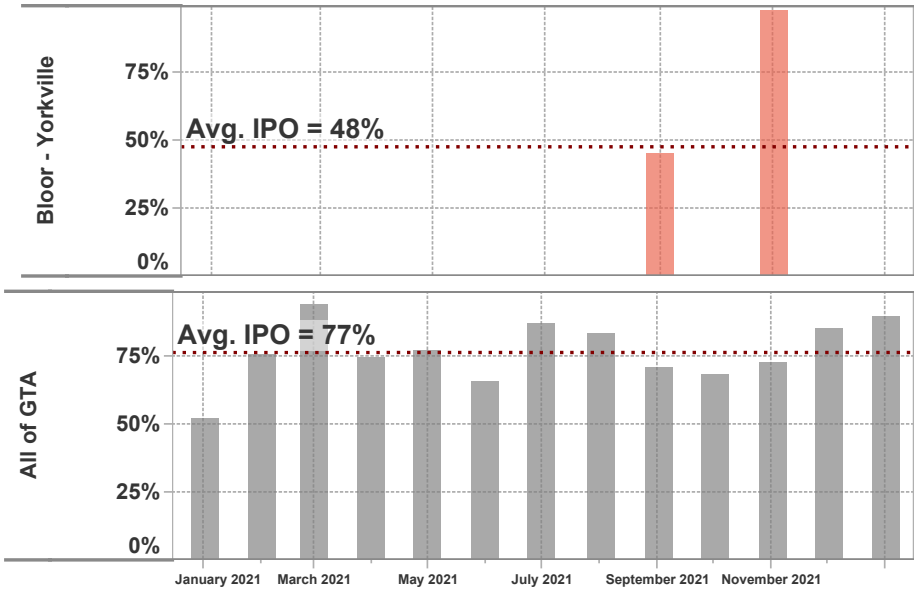
The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.

Bloor - Yorkville Submarket Report - January 2022

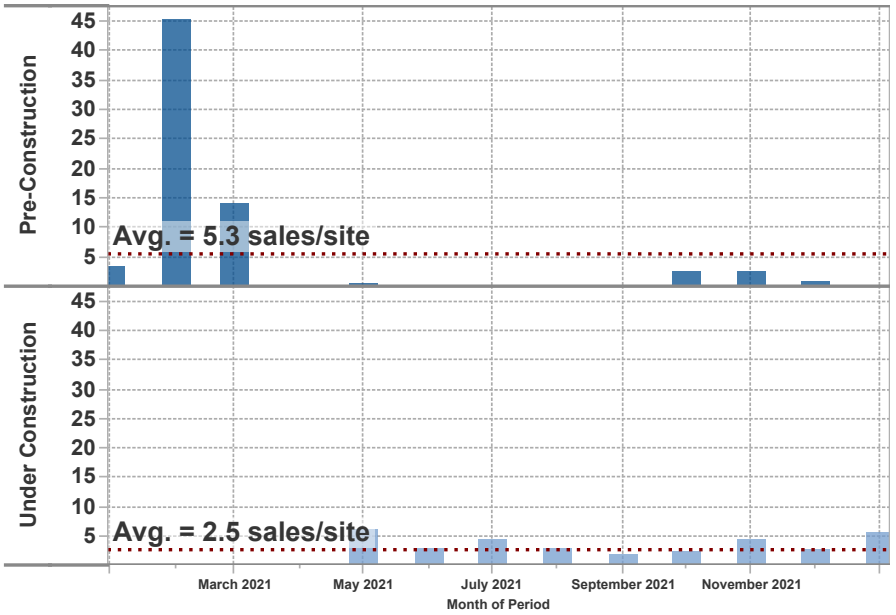
Project Data by Unit Type

Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv	Avg. $/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
Studio	419	0	385	34	$1,966	271	450	$549,900	$888,990
1 Bedroom	1,343	2	1,331	12	$1,944	445	659	$850,000	$1,268,990
1 Bedroom + Den	1,188	1	1,179	9	$2,242	502	1,293	$1,086,000	$3,025,900
2 Bedroom	1,634	23	1,501	133	$2,323	610	2,768	$1,082,900	$7,951,900
2 Bedroom + Den	321	3	248	73	$2,251	726	3,428	$1,238,900	$8,699,000
3 Bedroom & Up	324	0	229	95	$2,541	973	5,943	$1,218,900	$17,775,000
Penthouse	22	1	11	11	$3,086	1,295	6,137	$1,688,900	$31,620,900
Other	4	0	0	4	$2,172	2,235	3,603	$4,550,000	$8,998,900

IPO Launch Performance (first 2 months)

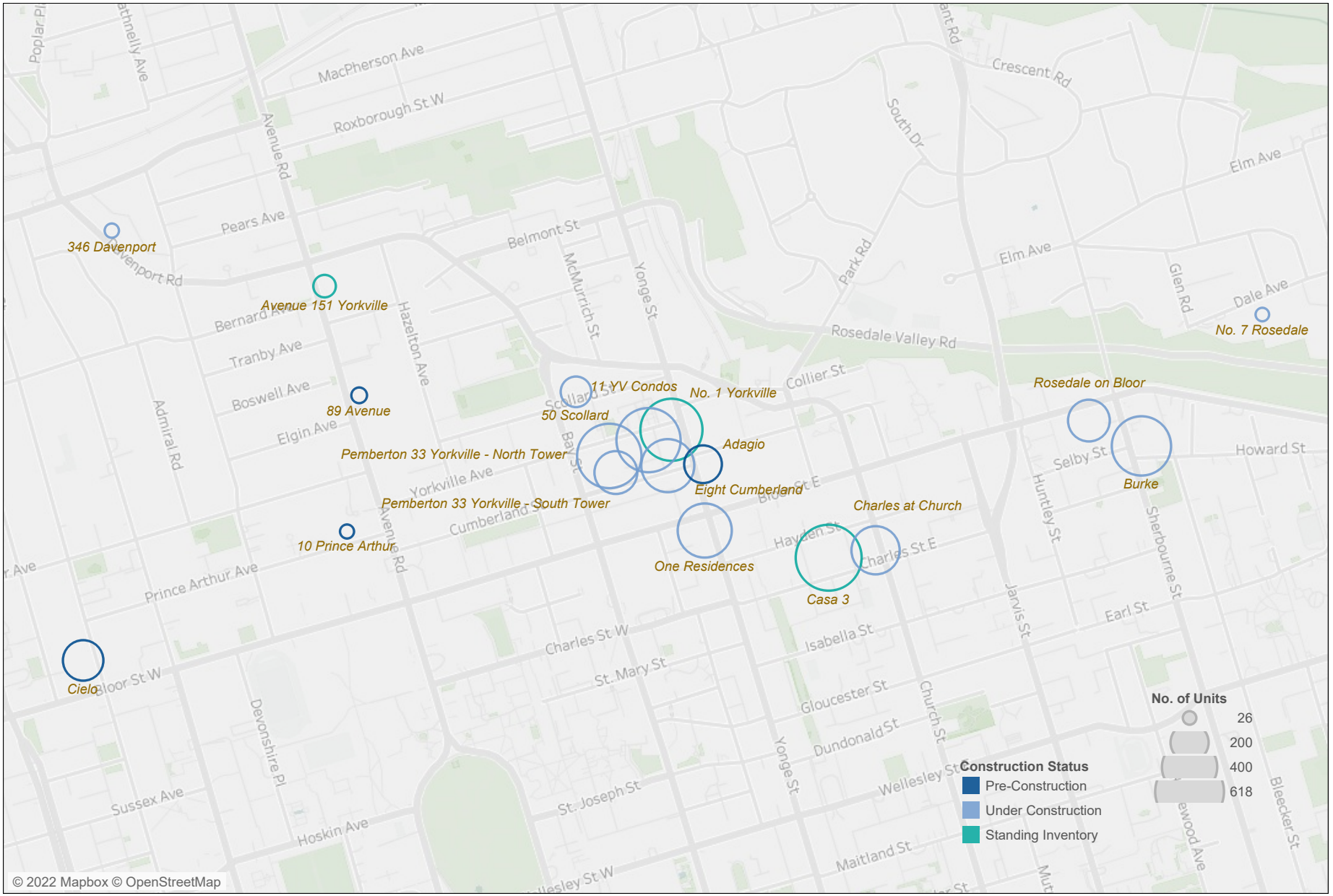


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - January 2022

Current Active Projects



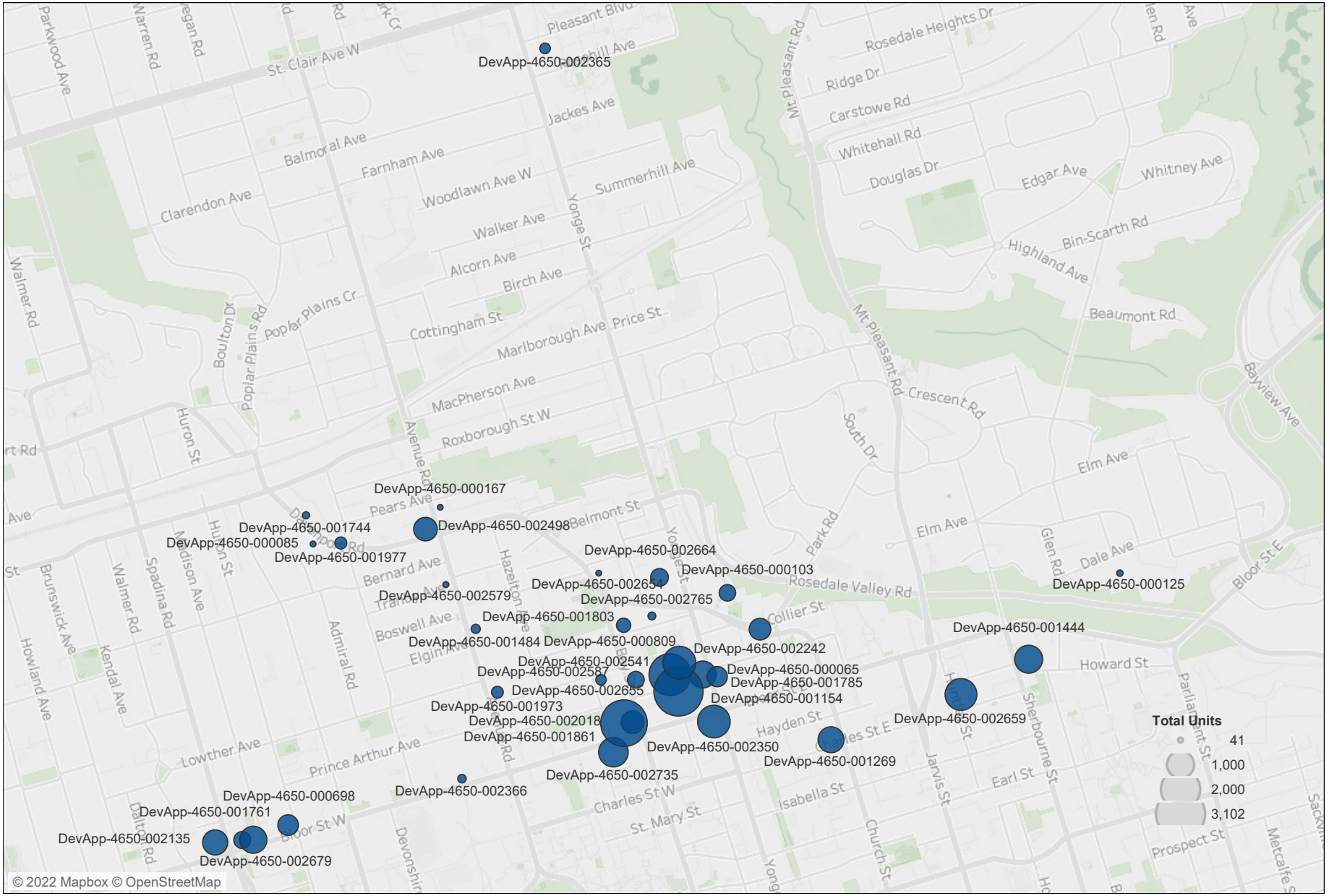
Bloor - Yorkville Submarket Report - January 2022

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original $/SF	Avg. Current Price Per Sq Fo..
10 Prince Arthur - North Drive	Apartment	November 2024	0	0	22	28	$1,915	$1,960
11 YV Condos - Metropia and Capital Developments and Rio..	Apartment	May 2024	0	0	6	586	$1,705	$2,669
50 Scollard - Lanterra Developments	Apartment	September 2023	2	2	37	133	$2,581	$2,689
89 Avenue - Armour Heights Developments	Apartment	March 2024	0	0	26	35	$2,735	$2,676
346 Davenport - Freed Developments Ltd.	Apartment	March 2023	0	0	0	29	$1,055	$1,512
Adagio - Menkes	Apartment	November 2024	0	0	97	202	$1,852	$1,866
Avenue 151 Yorkville - Dash Developments Inc.	Apartment	May 2020	0	0	11	72	$1,003	$1,719
Burke - Concert Properties	Apartment	April 2025	25	25	34	500	$1,147	$1,158
Casa 3 - Cresford Developments	Apartment	March 2018	0	0	0	618	$749	$1,043
Charles at Church - Aspen Ridge Homes	Apartment	March 2024	0	0	0	330	$969	$1,048
Cielo - Collecdev	Apartment	March 2026	0	0	33	233	$2,043	$2,031
Eight Cumberland - Phantom Developments and Great Gulf	Apartment	October 2023	2	2	10	400	$878	$1,887
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	April 2020	1	1	5	548	$927	$2,126
No. 7 Rosedale - Platinum Vista Inc.	Apartment	October 2022	0	0	10	26	$2,500	$2,605
One Residences - Mizrahi Developments	Apartment	April 2023	0	0	80	416	$1,864	$3,035
Pemberton 33 Yorkville - North Tower - Pemberton Group	Apartment	February 2027	0	0	0	590	$2,155	$2,155
Pemberton 33 Yorkville - South Tower - Pemberton Group	Apartment	February 2027	0	0	0	261	$2,249	$2,249
Rosedale on Bloor - Gupta Group	Apartment	December 2022	0	0	0	248	$706	$696

Bloor - Yorkville Submarket Report - January 2022

Current Development Applications



Bloor - Yorkville Submarket Report - January 2022

Current Development Application List

Inventory Number	Address	Min. Density	Total Units
DevApp-4650-000065	767 - 773 Yonge Street	7.8	524
DevApp-4650-000085	321 Davenport Road	2.0	44
DevApp-4650-000103	874 - 878 Yonge Street; 3 - 11 Scollard Street	3.0	346
DevApp-4650-000125	5 - 9 Dale Avenue	0.6	52
DevApp-4650-000167	183 - 189 Avenue Road; 109 - 111 Pears Avenue	2.0	41
DevApp-4650-000698	300 Bloor Street West	3.0	543
DevApp-4650-000809	11 Yorkville Avenue	3.0	1,390
DevApp-4650-001154	2 Bloor Street West	7.8	3,102
DevApp-4650-001269	68 Charles Street East	4.0	862
DevApp-4650-001444	603 Sherbourne Street	14.3	1,003
DevApp-4650-001484	89 Avenue Road	3.0	107
DevApp-4650-001744	342 Davenport Road	5.5	65
DevApp-4650-001761	316 Bloor Street West	19.9	938
DevApp-4650-001785	826 Yonge Street	19.8	930
DevApp-4650-001803	48 Scollard Street	3.0	260
DevApp-4650-001861	80 Bloor Street West	6.0	2,786
DevApp-4650-001973	33 Avenue Road	9.9	178
DevApp-4650-001977	314 Davenport Road	10.5	184
DevApp-4650-002018	1200 Bay Street	61.7	664
DevApp-4650-002135	334 Bloor Street West	9.1	808
DevApp-4650-002242	717 Church Street	20.8	600
DevApp-4650-002350	1 Bloor Street West	3.1	1,362
DevApp-4650-002366	208 Bloor Street West	16.8	92
DevApp-4650-002498	148 Avenue Road	13.1	710
DevApp-4650-002541	37 Yorkville Avenue	3.0	2,245
DevApp-4650-002579	110 Avenue Road	3.7	44
DevApp-4650-002587	1235 Bay Street	16.1	357
DevApp-4650-002654	100 Davenport Road	8.3	42
DevApp-4650-002655	69 Yorkville Avenue	20.6	143
DevApp-4650-002659	47 Huntley Street	17.6	1,297
DevApp-4650-002664	906 Yonge Street	12.4	401
DevApp-4650-002679	328 Bloor Street West	14.1	366
DevApp-4650-002735	83 Bloor Street West	44.2	1,118
DevApp-4650-002765	30 Scollard Street	18.1	79

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Monthly Sales		Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. $/sf	Avg. SF	Avg. $	Total Units
Bloor - Yorkville	30	18	4,884	371	$2,399	1,453	$3,484,803	23,683
Central Waterfront	5	9	4,127	581	$1,610	1,128	$1,816,302	38,096
Don Mills - York Mills	36	13	3,272	175	$1,049	1,116	$1,170,511	30,497
Downtown Core	614	8	4,187	252	$1,936	903	$1,747,021	42,806
Downtown East	34	19	6,003	617	$1,333	817	$1,090,011	35,238
Downtown West	193	25	8,029	800	$1,554	974	$1,514,452	37,461
Etobicoke Waterfront	0	1	509	6	$1,601	466	$745,900	15,600
Highway7 - Yonge	9	6	1,552	38	$1,013	1,307	$1,323,684	31,614
Mississauga City Centre	46	12	7,232	291	$1,122	866	$971,730	22,002
North Toronto	69	18	3,602	433	$1,433	1,025	$1,468,698	412
North Yonge Corridor	7	5	1,367	79	$1,584	802	$1,270,765	42,142
North York East	1	1	497	0				217,068
North York West	58	9	1,347	135	$1,351	1,713	$2,314,272	20,900
Not Applicable	812	139	24,742	3,357	$1,033	839	$866,164	13,947
Scarborough City Centre								15,217
Sheppard Corridor	13	11	2,261	233	$1,158	990	$1,145,602	41,546
Thornhill	11	7	1,529	130	$1,061	1,231	$1,305,573	7,833
Toronto East	25	11	1,410	47	$1,267	1,019	$1,291,188	
Toronto West	283	22	3,987	635	$1,246	878	$1,094,317	
Yonge - St. Clair	28	7	753	153	$2,208	1,626	$3,591,360	

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